

68509

MTC 31027  
WARRANTY DEED—STATUTORY FORM  
INDIVIDUAL GRANTOR

Vol. m93 Page 24472

THOMAS E. COPELAND and MARILYN COPELAND as tenants by the entirety

conveys and warrants to KELLY O'NEILL and KATHLEEN O'NEILL, Husband and Wife, Grantor,

except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:  
Lot 10 in Block 9, WAGON TRAIL ACRES NO. 1, SECOND ADDITION, according to the official  
plat thereof on file in the office of the County Clerk of Klamath County, Oregon

TAX #2309 00100 01100

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANY

The true consideration for this conveyance is \$ 55,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 16 day of September, 1993

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

THOMAS E. COPELAND

MARILYN COPELAND

STATE OF OREGON, County of CLATSOP

This instrument was acknowledged before me on 16<sup>th</sup> September, 1993, by THOMAS E. COPELAND MARILYN COPELANDNOTARY PUBLIC  
STATE OF NEVADA  
County of Clark  
Robert E. ThomasNotary Public for Nevada, Arizona  
My commission expires 4/1/1996

WARRANTY DEED

THOMAS E. COPELAND  
KELLY O'NEILLGRANTOR  
GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

KELLY O'NEILL  
KATHLEEN O'NEILL  
52476 LOST PONDEROSA  
LAPINE, OR 97739

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements  
shall be sent to the following address:KELLY O'NEILL  
52476 LOST PONDEROSA  
LAPINE, OR 97739  
S12481TL

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the  
day of , 19 ,  
at o'clock M., and recorded  
in book/reel/volume No. on  
page or as fee/file/instrument/microfilm/reception No.  
Record of Deeds of said County.Witness my hand and seal of  
County affixed.

NAME

TITLE

By Deputy

24473

1. 1993/94 Taxes, a lien not yet due and payable.
2. Subject to the terms and provisions of Wagon Trail Ranch Homeowners Association, as set forth in plat dedication.
3. A 20 foot public utility easement across rear of Lot 10 as shown on dedicated plat.
4. Subject to reservations and restrictions as contained in the dedication of plat of Wagon Trail Acreages No. 1, First Addition to wit:

NOTE: Mobile homes permitted on lots except the following: Lots 1 through 6, 12 through 19, 27 through 39, 44 and 45 in Block 6; Lot 1 in Block 7; Lots 1 and 10 through 39, 44 and 45 in Block 6; Lot 1 in Block 7; Lots 1 and 10 through 15 in Block 8; Lots 1 through 3, 7 and 8 in Block 9.

5. Reservations and restrictions for Wagon Trail Ranch, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded August 30, 1972 in Volume M72, page 9766, and recorded July 30, 1975 in Volume M75, page 8741, Microfilm Records of Klamath County, Oregon.

Amended by instruments recorded January 5, 1977 at Book M77, page 207 and 210, Microfilm Records of Klamath County, Oregon.

NOTARY PUBLIC  
KATHLEEN ROBERTS  
County Clerk  
Klamath County, Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 23rd day of September A.D., 19 93 at 10:02 o'clock A M., and duly recorded in Vol. M93 of Deeds on Page 24472.

FEE \$35.00

Evelyn Biehn, County Clerk  
By Audrey Mulinder